

Construction Permit

Record Number: 6703105-CN

Description of Work: Establish use and construct one townhouse and one duplex structure, per plan.

Application Name: Shelter 14th - East Duplex

Status = Issued

Application Completed Date: 04/18/2019

Issued Date: 03/06/2020

Expiration Date: 09/06/2021

Address Information

Address	Primary
1715 14TH AVE SEATTLE, WA 98122	Y

Dev Site Information

Dev Site	Primary
DV0338241	Y
DV1211339	N

Contacts Information

Name	Address	Primary
CHRIS JONES CHRISTOPHER JONES ARCHITECTS	CHRIS JONES CHRISTOPHER JONES ARCHITECTS 88 E HAMLIN ST SEATTLE, WA 98102	Y
Shelter Homes Terri Terri Ensley	Shelter Homes Terri Terri Ensley 125 15th Ave E SEATTLE, WA 98112	N
GLASS HOUSE PROPERTIES LLC Grahm Satterwhite	GLASS HOUSE PROPERTIES LLC Grahm Satterwhite 88 E Hamlin St Seattle, WA 98102	N
Grahm Satterwhite Glass House Four, LLC	Grahm Satterwhite Glass House Four, LLC 88 E Hamlin St Seattle, WA 98102	N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
PG Setup Letter - 1713 14th Ave.pdf	SDCI_INT_CONSTRUCTION/Priority Green Verifier Letter	03/06/2019
PG Application - 1713 14th Ave.pdf	SDCI_INT_GENERAL/Priority Green	03/06/2019
Preliminary Checklist - 1713 14th Ave.xlsm	SDCI_INT_GENERAL/Priority Green Checklist	03/06/2019
Calculations-Other.pdf	SDCI_INT_CONSTRUCTION/Calculations-Other	04/15/2019

Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	04/15/2019
Geotechnical Report.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	04/15/2019
Calculations-Structural.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	04/15/2019
Drainage Report.pdf	SDCI_INT_CONSTRUCTION/Drainage Report	04/15/2019
Contractor Disclosure.pdf	SDCI_INT_GENERAL/Contractor Disclosure	04/15/2019
Calculations-Other.pdf	SDCI_INT_CONSTRUCTION/Calculations-Other	04/15/2019
Rat Abatement Plan.pdf	SDCI_INT_CONSTRUCTION/Rat Abatement Declaration Form	04/15/2019
Covenant-Condominium Sale Prohibition.pdf	SDCI_INT_GENERAL/Covenant-Condominium Sale Prohibition	04/15/2019
Cover Sheet.pdf	SDCI_INT_REPORTS/Cover Sheet	04/15/2019
Cover Sheet.pdf	SDCI_INT_REPORTS/Cover Sheet	04/15/2019
Salvage Assessment.pdf	SDCI_INT_CONSTRUCTION/Salvage Assessment	04/15/2019
Memorandum of Drainage Control.pdf	SDCI_INT_GENERAL/Memorandum of Drainage Control	04/15/2019
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	04/15/2019
Arborist Report.pdf	SDCI_INT_CONSTRUCTION/Arborist Report	04/15/2019
SDCI33_RecordSnapShotReport_20190418_162900.pdf	SDCI_INT_REPORTS/Record Snapshot	04/18/2019
SDCI002_CorrectionLetter_20190419_131750.pdf	SDCI_INT_REPORTS/Correction Letter	04/19/2019
SDCI002_CorrectionLetter_20190502_084037.pdf	SDCI_INT_REPORTS/Correction Letter	05/02/2019
SDCI002_CorrectionLetter_20190502_143619.pdf	SDCI_INT_REPORTS/Correction Letter	05/02/2019
SDCI002_CorrectionLetter_20190502_161043.pdf	SDCI_INT_REPORTS/Correction Letter	05/02/2019
68977 ARCH 3 MAY 19.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2019
SDCI002_CorrectionLetter_20190506_162952.pdf	SDCI_INT_REPORTS/Correction Letter	05/06/2019
SDCI002_CorrectionLetter_20190513_155228.pdf	SDCI_INT_REPORTS/Correction Letter	05/13/2019
Inspection Schedule_Cycle2.pdf	SDCI_INT_GENERAL/Inspection Schedule	06/25/2019
Plan Set_Cycle2.pdf	SDCI_INT_CONSTRUCTION/Plan Set	06/25/2019
Correction Response_Cycle2.pdf	SDCI_INT_GENERAL/Correction Response	06/25/2019
Correction Response_Cycle2.pdf	SDCI_INT_GENERAL/Correction Response	06/25/2019
Correction Response_Cycle2.pdf	SDCI_INT_GENERAL/Correction Response	06/25/2019
Correction Response_Cycle2.pdf	SDCI_INT_GENERAL/Correction Response	06/25/2019
Memorandum of Drainage Control_Cycle2.pdf	SDCI_INT_GENERAL/Memorandum of Drainage Control	06/25/2019
Correction Response_Cycle2.pdf	SDCI_INT_GENERAL/Correction Response	06/25/2019
SDCI002_CorrectionLetter_20190705_165424.pdf	SDCI_INT_REPORTS/Correction Letter	07/05/2019
69726 ARCH 9 JUL 19.pdf	SDCI_INT_REPORTS/Correction Letter	07/09/2019
SDCI002_CorrectionLetter_20190712_081752.pdf	SDCI_INT_REPORTS/Correction Letter	07/12/2019
SDCI002_CorrectionLetter_20190715_165955.pdf	SDCI_INT_REPORTS/Correction Letter	07/15/2019
Plan Set_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Plan Set	10/18/2019
Calculations-Structural_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	10/18/2019
Drainage Report_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Drainage Report	10/18/2019
Legal Description_Cycle3.pdf	SDCI_INT_GENERAL/Legal Description	10/18/2019
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	10/18/2019
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	10/18/2019
Fire Service Test_Cycle3.pdf	SDCI_INT_GENERAL/Fire Service Test	10/18/2019

Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	10/18/2019
Cover Sheet_Cycle3.pdf	SDCI_INT_REPORTS/Cover Sheet	10/18/2019
Cover Sheet.pdf	SDCI_INT_REPORTS/Cover Sheet	10/18/2019
Memorandum of Drainage Control.pdf	SDCI_INT_GENERAL/Memorandum of Drainage Control	10/18/2019
SDCI002_CorrectionLetter_20191107_171812.pdf	SDCI_INT_REPORTS/Correction Letter	11/07/2019
71124 ARCH 12 NOV 19.pdf	SDCI_INT_GENERAL/Fire Approval Letter	11/12/2019
SDCI002_CorrectionLetter_20191204_161852.pdf	SDCI_INT_REPORTS/Correction Letter	12/04/2019
Plan Set_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Plan Set	01/10/2020
Geotechnical Engineer Statement_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Engineer Statement	01/10/2020
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/10/2020
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/10/2020
Drainage Report_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Drainage Report	01/10/2020
Side Sewer Joint Use and Maintenance Agreement_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Side Sewer Joint Use and Maintenance Agreement	01/10/2020
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/10/2020
Memorandum of Drainage Control_Cycle4.pdf	SDCI_INT_GENERAL/Memorandum of Drainage Control	01/10/2020
Side Sewer Easement Agreement_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Side Sewer Easement Agreement	01/10/2020
SDCI002_CorrectionLetter_20200117_162729.pdf	SDCI_INT_REPORTS/Correction Letter	01/17/2020
Correction Response_Cycle5.pdf	SDCI_INT_GENERAL/Correction Response	02/21/2020
Plan Set_Cycle5.pdf	SDCI_INT_CONSTRUCTION/Plan Set	02/21/2020

Application/Permit Information

PERMIT APPLICATION COMMON

Work Location	Entire site
Work in the Right of Way (street/alley) Required?	Yes
Property Type	Multifamily
Project Value	1359000
Building ID	000050014-BD
Special Flag 1	Priority Green Expedited Built
Special Flag 2	Building Enclosure Law

PERMIT TRACKING COMMON

Review Level	Full C
Application Completed Date	04/18/2019
Permit Issued Date	03/06/2020
Permit Remarks	East Duplex

CONSTRUCTION VALUATION INFO

Intake Valuation: New	487017
Intake Valuation: Alteration	0
Intake Valuation: Total	487017
Issuance Valuation: New	439770
Issuance Valuation: Alteration	0
Issuance Valuation: Total	439770
Revision Valuation: Total	0

BUILDING CODE INFO

Building Code - Design	2015 SBC (Struct) and SRC (Arch)
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Substantial Alteration	No
Change in Envelope	No
Action Type	New
# of Proposed Above-Grade Stories	3
# of Proposed Below-Grade Stories	0
# of Mezzanines	0
High-Rise	No
Change of Building Code Use/Occupancy	No
New Standard Plans	No
Qualifies for Priority Green Incentive Program?	Expedited
Certificate of Occupancy Required	No
GROUND DISTURBANCE	
In ECA?	No
Disturbance Threshold	More than 750 square feet
PASV Required This Permit?	Yes
PASV Authorization	CHECKED
Foundation Type	Spread Footing
LDA Type	4: 750-5000 sq/ft
LAND USE STREET ELEMENTS	
Number of Curb Cuts This Permit	1
Curb Cut Size and Location	Construct and maintain one residential curb cut 10-feet wide along 14th Avenue approximately 3 feet north of the south property line.
Green Factor Required	No
PARKING	
# of Existing Onsite Parking	0
# of Existing Offsite Parking	0
# of Existing Accessible Parking	0
# of Proposed Onsite Parking	5
# of Proposed Offsite Parking	0
# of Proposed Accessible Parking	0
# of Existing Bicycle Parking Spots	0
# of Proposed Bicycle Parking Spots	6
# of EV-Ready Spaces Required by Code	0
# of EV-ready Spaces Proposed	0
TRAO	
Units Occupancy	TRAO License Issued
WASTE DIVERSION	
Waste Diversion Plan Required	Yes
FIRE PROTECTION SYSTEMS	
Sprinklers NFPA 13	No
Sprinklers NFPA 13R	Yes
Partial System	No
Fire Alarm	Yes
Other System	No
MECHANICAL CODE	
HVAC Mechanical System Included	No
ENERGY CODE	
Building Portion Unheated	Yes
Energy Code	2015 Seattle Energy Code
Compliance Category	Residential

Compliance Path
 Unlimited Glazing Percentage
 Commercial Kitchen Hood Exhaust System
 Fume Hood
 Spray Paint Booth
 Energy Credit Option

Prescriptive
 Yes
 No
 No
 No
 1a,3d,5c.5a

ENERGY EQUIPMENT

Heating Fuel Type Proposed: Residential

Electric Heat Pump

DRAINAGE INFORMATION

Drainage Type of Work
 Number of Other New Drainage Connections
 Number of Drainage New/Replaced/Repair Pumps
 Flow Control Type
 Flow Control Standard
 Treatment Standard Type
 Discharge Point
 Total Disturbed Area
 New Impervious Surface
 New Plus Replaced Impervious Surface
 Total Area Mitigated by GSI
 Total Area Requiring Soil Amendment

New
 1
 1
 No Control
 Peak
 No Treatment
 Weep Hole
 6032
 1300
 4740
 99279
 1292

SANITARY INFORMATION

Sanitary Type of Work
 Number of New Connections to Side Sewer
 Number of New Dwelling Units
 Reuse Existing Side Sewer System

New
 1
 5
 Yes

LAND USE PROPOSED

Use	Sq. Ft.	Floor(s)	Use (Confirmed)
Multifamily Residential Use	0	0	Multifamily Residential Use

HOUSING UNITS

Type of Housing Unit	# of Units Existing	# of Units Removed	# of Units Added	# of Sleeping Rooms
Townhouse	0	0	2	0

GIS ZONING

Zone
LR3

GIS OVERLAY DISTRICTS

Layer	Value
Council District	3
DESIGN_REVIEW_GUIDELINE_AREA	Yes, Capitol Hill
URBAN_VILLAGE	Yes, First Hill/Capitol Hill Urban Center
LANDMARK	Yes, within 250 feet; St Nicholas Russian Orthodox Cathedral 1714 13th Ave

BUILDING USE & OCCUPANCY

Floor or Area	Floor Area (sq ft)	Occupancy Group	Type of Construction	Separated Use
all	3167	R-3 Duplex	Type VB	No
all	403	U Private Garage	Type VB	No

REQUIRED DOCUMENTS

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Date Received for Recording	Date Sent to KC for Recording	Recording Date	Description
HELD Approved Plan Set	Ready for Issuance	1	No					
Plan Set	Ready for Intake	1	No					
Statement of Financial Responsibility/Agent Authorization	Ready for Intake	1	No					
Salvage Assessment	Ready for Issuance	1	No					Form isn't filled out
Approved Shop Drawings-Trusses	Approved to Occupy	1	No					MPC roof trusses
Covenant-Condominium Sale Prohibition	Ready for Issuance	1	Yes	20190405000136			04/05/2019	
Memorandum of Drainage Control	Completed	0	Yes	20200109000505				

REQUIRED REVIEWS

Review Type	IP Estimate	Number of Days to Due Date
Addressing	1	10
Drainage	1	10
Energy	3	10
Land Use	1	10
Ordinance	5	10
Structural Engineer	5	10
Zoning	1	10
Fire		10

KEY INSPECTION ISSUES

Reviewer	Review	Key Inspection Issue	Key Issue Description	Date Added
Sanchez	Ordinance/Structural	Other	Sheet A4.2. Duplex 3rd floor bedroom Window "Z" to have opening control devices	01/17/2020

GREEN BUILDING

Green Requirement	Subtype	Certification Program
Priority Green Expedited	NA	Built Green 4 Star

RESIDENTIAL ENERGY EQUIP SIZES

Unit ID	Allowance Factor	Minimum BTUs
1	1.4	22121
2	1.4	22183

Unit ID	Allowance Factor	Minimum BTUs
3	1.4	14251
4	1.4	17333
5	1.4	20168

Fee Information

Fee Description	Fee Amount	Fee Balance
Building Permit: Intake	\$1,726.50	\$0.00
Building Permit: Issuance	\$1,474.50	\$0.00
Drainage Review - Additional Hours	\$222.00	\$0.00
Drainage Review - Additional Hours	\$222.00	\$0.00
Drainage Review - Additional Hours	\$222.00	\$0.00
Drainage Review - Additional Hours	\$346.50	\$0.00
Drainage Review - Minimum	\$222.00	\$0.00
SDOT Curb Cut	\$324.00	\$0.00
SFD Plan Review	\$352.50	\$0.00
SFD Plan Review	\$634.50	\$0.00
SFD Plan Review	\$916.50	\$0.00
Site Inspection Post Issuance	\$462.00	\$0.00
Special Inspection	\$222.00	\$0.00
State Surcharge Residential	\$8.50	\$0.00
Value Based Plan Review	\$3,201.00	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Construction Intake Appointment	05/15/2019		Rescheduled	
Construction Intake Appointment	04/18/2019		Scheduled	
Building Final			Pending	
Framing			Pending	
Foundation			Pending	
Insulation			Pending	
Setback/Location			Pending	
Structural			Pending	
First Ground Disturbance			Pending	
Construction Stormwater Control			Pending	
Site Final			Pending	
Pre-Construction Conference			Pending	

Related Records

Record Number	Record Type	Status
6703105-CN-001	Construction Application Intake	Completed
6723204-CN	Construction Permit	Ready for Issuance
6723213-DM	Demolition Permit	Ready for Issuance
6723217-DM	Demolition Permit	Ready for Issuance

6703105-CN-002	Special Inspection	Initiated
6703105-CN-003	Upload Documents	Completed
6703105-CN-004	Upload Documents	Completed
1049122-TR	Tenant Relocation License	Completed
6703105-CN-005	Upload Documents	Completed
6703105-CN-006	Upload Documents	Completed
014558-18PA	Building & Land Use Pre-Application	Completed
3033530-LU	Master Use Permit	Completed